

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 4-10-05 Hollywood Video/Wendy's, DeRose Design Consultants, Inc. /Konover South, Inc., 11200 SR 84/Generally located at the southwest corner of State Road 84 and Hiatus Road

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 4-10-05 Hollywood Video/Wendy's, 11200 SR 84 (B-2)

REPORT IN BRIEF: Approval of the site plan for "Hollywood Video/Wendy's" is being requested. The proposal is for an 8,144 square foot structure with retail and fast food uses. The subject site consists of 1.67 acres (72,827 square feet), and is generally located at the southwest corner of State Road 84 and Hiatus Road.

This single story multi-tenant structure is designed to be consistent with the architectural theme of the center. The building has tower elements, a Monier tile roof, pre-finished aluminum trim on the edges, smooth stucco panels with accented masonry joints and stucco diamond accents, and the façade and base of the entire building is treated with split face concrete block. The color scheme consists of a beige base, cream and white accents, red awnings, red window frames with gray tinted impact glass.

Access to the site through The Plaza, off Hiatus Road, via a 30' right turn only opening, and via The Plaza's two (2) entry points along State Road 84. Based on the uses, eighty-three (83) parking spaces are required, and sixty (60) are provided within the lease area. The additional twenty-three (23) are provided via a cross-parking agreement with center, which shall be executed prior to final site plan approval. The Plaza Shopping Center is required to have 1,375 parking spaces and 1,430 are provided.

Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties. To the north is a transportation corridor; to the south is a retail store/pharmacy; to the east is Hiatus Road, then Cameron Palm Apartments; and to the west is a parking lot, then a bar/restaurant.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 24, 2006, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on the planning report with the following recommendations: 1) move the "drop-off" box for Hollywood Video to an area outside the green landscape areas or provide a "hardscape" through the landscape area to the drop-off box; 2) move the sidewalk from the south parking area to the south connector to the Wendy's

up against the end parking space and create an island landscape area instead; 3) place the restriction that there will be no interior neon lighting provided on the windows; 4) the windows would not be blocked off with films or graphics; 5) provide a paver or a striped crosswalk going from the rear access service area of Wendy's to the dumpster area; 6) make the raised "finger" area a paved area as well since landscaping would not fit into it due to the crosswalk; and 7) enhance the landscaping with shrubbery at the common entrance feature to the shopping center. (Motion carried 5-0)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to final staff approval:

1. Provided an executed cross-parking agreement with the Plaza Shopping Center.

Attachment(s): Planning Report, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: David Coppa
Konover South, Inc
Address: 7000 W. Palmetto Park Rd, Suite 203
City: Boca Raton, FL 33433
Phone: (561) 394-4224

Petitioner:

Name: Mark Davies, P.E.
DeRose Design Consultants, Inc
Address: 470 S. Andrews Avenue, Suite 206
City: Pompano Beach, FL 33069
Phone: (954) 942-7703

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the site plan for "Hollywood Video/Wendy's"

Address/Location: 11200 SR 84/Generally located at the southwest corner of State Road 84 and Hiatus Road

Future Land Use

Plan Map Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: Parking lot

Proposed Use: 8,144 square foot structure with retail and fast food uses

Gross Parcel Size: 1.67 acres (72,827 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	State Road 84	Transportation
South:	Walgreen's	Commercial
East:	Cameron Palms Apartments	Special Classification Residential (8.5 DU/AC)
West:	Parking	Commercial
	<u>Surrounding Zoning:</u>	
North:	T, Transportation District	
South:	B-2, Community Business District	
East:	RM-10, Medium Density Dwelling District	
West:	B-2, Community Business District	

Zoning History

Plat: The plat, P 1-3-84 The Plaza, was approved on February 15, 1984.

The delegation request, DG 1-1-01 The Plaza, to allow fast food use and increase the maximum amount of square footage on the site, was approved on January 17, 2001.

The delegation request, DG 4-1-05 The Plaza, to increase the plat allowance from: Parcel A is restricted to 153,122 square feet of commercial use; Parcel B is restricted to 8,750 square feet of commercial; to: Parcel A is restricted to 183,000 square feet of commercial, Parcel B is restricted to 8,750 square feet of commercial; has been submitted concurrently with this site plan request because it is necessary in order to allow the development of the proposed structure.

Site Plans: The site plan, SP 7-1-00 Walgreen's, was approved on November 4, 2000.

The site plan, SP 4-8-02 McDonald's (Parcel E), was approved on August 21, 2002, but was not implemented. Previous approved site plans for The Plaza indicated five (5) outparcels (A-E) within the overall center. The overall center has been modified through the deletion of outparcels A, B, and C. These parcels are no longer considered outparcels, but instead will be permitted to be developed with outbuildings. Development of these outbuildings shall be consistent with the architectural theme of the overall center, will not be sold as individual parcels, and a 60 foot landscape buffer adjacent to State Road 84 will be provided.

The site plan, SP 11-5-03 Ruby Tuesday's (Parcel C), was approved on June 1, 2004.

Application Details

The applicant's submission indicates the following:

1. *Site:* Approval of the site plan for "Hollywood Video/Wendy's" is being requested. The proposal is for an 8,144 square foot structure with retail and fast food uses. The subject site consists of 1.67 acres (72,827 square feet), and is generally located at the southwest corner of State Road 84 and Hiatus Road.

2. *Trails:* There are existing designated recreation trails (5' concrete sidewalks) along SR 84 and both sides of Hiatus Road.
3. *Building/Architecture:* This single story multi-tenant structure is designed to be consistent with the architectural theme of the center. The building has tower elements, a Monier tile roof, pre-finished aluminum trim on the edges, smooth stucco panels with accented masonry joints and stucco diamond accents, and the façade and base of the entire building is treated with split face concrete block. The color scheme consists of a beige base, cream and white accents, red awnings, red window frames with gray tinted impact glass.
4. *Access and Parking:* Access to the site through The Plaza, off Hiatus Road, via a 30' right turn only opening, and via The Plaza's two (2) entry points along State Road 84. Based on the uses, eighty-three (83) parking spaces are required, and sixty (60) are provided within the lease area. The additional twenty-three (23) are provided via a cross-parking agreement with center, which shall be executed prior to final site plan approval. The Plaza Shopping Center is required to have 1,375 parking spaces and 1,430 are provided.
5. *Lighting:* The lighting plan shows 30' concrete light poles, consistent with those existing in the center.
6. *Drainage:* The subject property lies within Central Broward Water Control District, and approval from this agency shall be obtained prior to the issuance of a development permit.
7. *Landscaping:* The site plan indicates 27,535 square feet (0.64 acres) or 37.8 percent open space (30 percent required). The landscape islands have Gumbo Limbo and Guiana Chestnut; Dahoon Holly is being used to enhance the Hiatus Road buffer; and a continuous Red Tipped Cocoplum is on the perimeter. Around the building Sabal Palm and Montgomery Palm are shown; and the shrubs used under trees and around the building are Firebush, Schilling's Holly, Boston Fern, and Mexican Bluebell.
8. *Temporary Uses:* A temporary construction trailer is shown at the northeast corner of the site, over existing parking spaces. Approval of the site plan shall be deemed as the approval of the Temporary Use Permit for this use for a period of time not to exceed eighteen (18) months and shall be removed from the site within thirty (30) days if it is determined that the building permit for the site is not valid.
9. *Compatibility:* Development of the site with the proposed use can be considered compatible with the uses on the surrounding properties. To the north is a transportation corridor; to the south is a retail store/pharmacy; to the east is Hiatus Road, then Cameron Palm Apartments; and to the west is a parking lot, then a bar/restaurant.

Applicable Codes and Ordinances

§12-24 (5) Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

§12-83 Conventional Nonresidential Development Standards, B-2, Community Business District requires the following minimums: 52,500 square feet lot area, 200' frontage and depth, 20' on sides abutting residentially zoned properties, 25' adjacent to rights-of-way, 30% open space, 40% maximum building coverage, and 35' maximum height.

§12-208 (A) Requirements for off-street parking. Retail use parking space ratio is 1:250, and fast food use parking space ratio is 1:50, based upon the customer service area.

§12-34 (P)(1)(c) A trailer may be used as a temporary office or shelter (for a period of up to eighteen (18) months) incidental to construction on or development of the premises on which the trailer is located. The applicant must maintain an active building permit for the site while the trailer is in use. If it is determined that the building permit for the site is no longer valid, the trailer shall be removed from the site within thirty (30) days. An application for special permit may be submitted pursuant to the requirements contained herein for extension of the eighteen-month time period.

§12-317 Permitted temporary uses in connection with development projects.

A developer may request a temporary use permit in any zoning district for necessary promotional or storage activities at the development site which occur during construction of the project and which terminate upon completion of the development project. The following activities in connection with such a development project require a temporary use permit.

- (1) Offices for sale of real estate or for persons engaged in the development.
- (2) Construction materials storage and processing.
- (3) Equipment storage.
- (4) Model homes or sample apartments.
- (5) Activities of religious, institutional, or governmental entity under construction, reconstruction, renovation, or enlargement.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Use the exact same split face block that Ruby Tuesday's used, architecturally embellish the freezer/cooler, and place additional accent trees in the Hiatus Road buffer. *(Items provided)*

Engineering: Provide traffic impact analysis, show dimensions for adjacent roadways, provide sidewalk connection to the Hiatus Road right-of-way, and detailed water management calculations for the entire center. *(Items provided)*

Public Participation

The applicant held Public Participation meetings on January 5, 2006, and January 12, 2006; attached is the Citizen Participation Report.

Staff Analysis

The proposed multi-tenant retail and fast food structure meets the intent of the Commercial Future Land Use Plan Map designation and the B-2, Community Business District zoning classification. The site plan meets or exceeds the minimum setbacks, open space, and parking requirements.

Findings of Fact

The site plan is in conformance with the applicable Codes and Ordinances. This proposed site plan for a multi-tenant retail and fast food can be considered compatible with the uses on the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final staff approval:

1. Provided an executed cross-parking agreement with the Plaza Shopping Center.
-

Site Plan Committee Recommendation

At the January 24, 2006, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to approve based on the planning report with the following recommendations: 1) move the "drop-off" box for Hollywood Video to an area outside the green landscape areas or provide a "hardscape" through the landscape area to the drop-off box; 2) move the sidewalk from the south parking area to the south connector to the Wendy's up against the end parking space and create an island landscape area instead; 3) place the restriction that there will be no interior neon lighting provided on the windows; 4) the windows would not be blocked off with films or graphics; 5) provide a paver or a striped crosswalk going from the rear access service area of Wendy's to the dumpster area; 6) make the raised "finger" area a paved area as well since landscaping would not fit into it due to the crosswalk; and 7) enhance the landscaping with shrubbery at the common entrance feature to the shopping center. (Motion carried 5-0)

Town Council Action

Exhibits

1. Citizen Participation Report
2. Future Land Use Plan Map
3. Zoning and Aerial Map
4. Site Plan

Prepared by: _____

Reviewed by: _____

SUMMARY OF
PUBLIC PARTICIPATION MEETINGS

Town of Davie
Development Services Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: *Citizen Participation Plan for: Hollywood Video/Wendy's*
Project Number: SP 4-10-05

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to, two (2) Public Participation Meetings, located at the 11474 SR84, Davie, Florida 33325, a vacant tenant bay of the Plaza, on January 5th, 2006 and January 12th, 2006 at 6:30pm. The above scheduled meetings were held, however, none of the Town of Davie property owners attended. (or) The following is a summary of the key issues brought up by Town of Davie property owners.

(Provide a summary in this portion of the memo)

No objection by First meeting's participant

We believe the above information fulfilled the requirements of Public Participation Ordinance concerning this land use amendment process.

Sincerely,


Mark Davies, P.E.

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I.

January 5, 2006

NAME

ADDRESS

PHONE

Sharon Amato 11070 Sw 9th Place 954.476.0309

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

January 12, 2006

NAME	ADDRESS	PHONE
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NO Attendees.
Mark Davies

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II.

(The following information should be minutes of the second public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the second Public Participation Meeting shall be attached to this section)

No participants

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I.

(The following information should be minutes of the first public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the first Public Participation Meeting shall be attached to this section)

No objection From participant (Likes the way
the Plaza has "cleaned up")

FOLIO	NAME LINE	NAME LINE1	ADDRESS LI	ADDRESS 1
504107100650	ALCANTAR,DAVID & MARIA C		971 SW 111 WAY	DAVIE FL 33324-4130
504107100370	ALFARO,JOSE E & JEANNE D		11051 SW 9TH PL	DAVIE FL 33324-4111
504107090010	ALLIANCE RT LIMITED	PARTNERSHIP	200 E RANDOLPH DR STE 6900	CHICAGO IL 60601
504107101380	BEATTY,GARY L & PAULA S		1111 SW 11TH TER	DAVIE FL 33324-4128
504107100690	BENHAM,JACK E & DOROTHY MARIE		931 SW 111 WAY	DAVIE FL 33324-4130
504107101480	BENNETT,LISA LUSTEG 1/2 INT	HERDOCK,CAROL LUSTEG	1100 SW 111 WAY	DAVIE FL 33324
504107100880	BERRYMAN,MARC &	BERRYMAN,PAUL	11171 SW 10 PL	DAVIE FL 33324-4115
504107101680	BILELLO,JACK & ASSUNTA		1051 SW 110TH TER	DAVIE FL 33324-4121
504107100830	BRODY,JONATHAN & MIRIAM		11121 SW 10 PL UNIT 83	DAVIE FL 33324-4115
504107101340	CADIEUX,MARCEA C		1040 SW 111TH TER	DAVIE FL 33324-4125
504107100760	CANIZALES,CARLOS R		11161 SW 9 PL	DAVIE FL 33324-4114
504107100820	CARDENAS,ADRIANA		11101 SW 9 PL	DAVIE FL 33324-4114
504107100620	CEDRO, TED M LE REV TR	CEDRO,DANIEL TR	990 SW 111 WAY	DAVIE FL 33324-4129
50401200232	CENTRAL BROWARD WATER	CONTROL DISTRICT	8020 STIRLING RD	HOLLYWOOD FL 33024-8202
504107100530	CHANANIE,JUSTINA W		11140 SW 9 PL	DAVIE FL 33324-4113
504107105010	CHASE JOINT VENTURE		7300 N KENDALL DR	MIAMI FL 33156-7840
504107100610	CHERMARK,THOMAS & A LIV TR		980 SW 111 WAY	DAVIE FL 33324-4129
504107100350	CLARKE,DONALD T &	CLARKE,WENDY L	11071 SW 9 PL	DAVIE FL 33324-4111
504107100470	COOMBS,RICHARD & DEBORAH		11080 SW 9 PL	DAVIE FL 33324-4109
504107101300	COOPER,EDWARD BROADUS		6140 PINETREE DR	MIAMI BEACH FL 33140
504107100920	CROSSLEY,RYAN & AMY L		1051 SW 111 WAY	DAVIE FL 33324-4132
504107100580	DEALMEIDA,REGINALDO & ELAINE CPV		950 SW 111 WAY	DAVIE FL 33324-4129
50401240020	DEEM C & MARILYN		2664 N DIXIE HWY	FORT LAUDERDALE FL 33334-3725
504107100430	FEEST,CAROL		11040 SW 9 PL	DAVIE FL 33324
504107100440	FIELDS,THOMAS G 1/2 INT EA	FAIFER,FIELDS,CLAUDINE	11050 SW 9 PL	DAVIE FL 33324-4109
504107101330	FIORAVANTI,MICHAEL J & DONNA M		8 ESTHER DR	HIGHLAND LAKES NJ 07422-1012
504107100900	FIUMEFREDDO,ROBERT		1011 SW 111 WAY	DAVIE FL 33324-4132
504107101460	FOLTZ,JOHN KEVIN & E PATRICIA		1120 SW 111 WAY	DAVIE FL 33324
504107100670	FRANCIS,OSWALDO		951 SW 111 WAY	DAVIE FL 33324-4130
504107101360	FRIEDMAN,KATHY		1071 SW 111 TER	DAVIE FL 33324-4113
504107100490	GORDASH,ROBERT K & DEBORAH T		11100 SW 9 PL	DAVIE FL 33324-4126
504107100680	GREENBAUM,HOWARD & JILL A		941 SW 111TH WAY	DAVIE FL 33324-4130
504107101620	GRILLO SALVATORE & NANCY C	GRILLO,FAM REV TR	1000 SW 110 TER	DAVIE FL 33324-4120
504107100930	GRINOVERO,JOSE LUIS &	MORALES,MARIA E	1061 SW 111TH WAY UNIT 93	DAVIE FL 33324-4132
504107101350	GROST,MARTINE R		1061 SW 111 TER	DAVIE FL 33324-4126
504107100860	HAGUE,RAY & CARLA		1111 SW 111 WAY APT 96	DAVIE FL 33324-4134
504107100750	HEGGIE,MICHAEL		11171 SW 9 PL	DAVIE FL 33324-4114
504107101650	HILL,RITA G		1041 SW 110 TER	DAVIE FL 33324
504107100700	HOLCOMB,DAWN		921 SW 111 WAY	DAVIE FL 33324-4130
504107100870	HOLSCHAUER,HOWARD & SARA		11161 SW 10TH PL	DAVIE FL 33324-4115
504107101610	HOLZER,EMILY JANE 1/2 INT	HOLZER,JACQUELINE	1010 SW 110 TER	DAVIE FL 33324-4120
504107101390	IANNELLO,ROSE		1121 SW 111TH TER	DAVIE FL 33324-4128
504107100630	IENGO,MICHAEL P		991 SW 111 WAY	DAVIE FL 33324-4130
504107100860	KARWAN,LEE M		11151 SW 10TH PL	DAVIE FL 33324-4115
504107101590	KERR,COSETTA		1030 SW 110TH TER	DAVIE FL 33324-4120
504012410010	KONOVER & ASSOCIATES SOUTH INC		7000 W PALMETTO PARK RD STE 408	BOCA RATON FL 33433-3430
504107100480	KUHN,GERALDINE R 1/2 INT	AMATO,SHARON	11070 SW 9 PL	DAVIE FL 33324-4109
504107100890	LAWRENCE,GENE		1001 SW 111 WAY	DAVIE FL 33324-4132
504107100480	LEACH,MICHAEL S & EVIDIA		11090 SW 9 PL	DAVIE FL 33324-4109
504012400012	LEFTY'S TAVERN & GRILLE INC		11300 STATE ROAD 84	DAVIE FL 33325
504107100710	LEONI,ONGATO,MARIO C & KARI		911 SW 111 WAY	DAVIE FL 33324-4130
504107101490	LESINSKI,KERRY HART		1070 SW 111 WAY	DAVIE FL 33324-4131

504107101670	LIDERT, MICHAEL T & ANA E		1061 SW 110TH TER	DAVIE FL 33324-4121
504107101640	LINDGREN, KAREN R		1011 SW 110 TER	DAVIE FL 33324-4121
504107101370	LODGE, JENNIFER		1101 SW 111TH TER	DAVIE FL 33324-4128
504107100770	LUCENTE, BRIAN A		11151 SW 9 PL	DAVIE FL 33324-4114
504107100720	LUTNEY, CATALINA		901 SW 111 WAY	DAVIE FL 33324-4130
504107100570	MAL TZ, RITA		940 SW 111 WAY	DAVIE FL 33324-4129
504107100970	MARMOLINO, GIANFRANCO &	MARMOLINO, ESTHER	1121 SW 111 WAY	DAVIE FL 33324-4134
504107100840	MASHBURN, MATTHEW L & MELISSA D		981 SW 111 WAY	DAVIE FL 33324-4130
504107101320	MASSA, ANTHONY		119 FOX ROAD	HOLLYWOOD FL 33024-1341
504107101470	MCOMAS, KENN A & MELISSA W		1110 SW 111 WAY	DAVIE FL 33317
504107101500	MONTES, JOSE & MIRELLA G DE		1060 SW 111TH WAY	DAVIE FL 33324-4131
504107100560	MOSCALY, NDA W		910 SW 111 WAY	DAVIE FL 33324-4129
504107100410	MOYE, JAMES W & JOYCE T		11020 SW 9TH PL	DAVIE FL 33324-4109
504107100420	MOYE, JOYCE TIDEMAN		11030 SW 9 PL	DAVIE FL 33324-4109
504107100940	NORTHUP, MURIEL M 1/2 INT	NORTHUP, THOMAS RICHARD	1071 SW 111 WAY	DAVIE FL 33324-4132
504107101630	ORLOWSKI, DOROTHY 1/2 INT	ORLOWSKI, EDWARD A JR	1001 SW 110 TER	DAVIE FL 33324-4121
504107100730	PANELLA, LAWRENCE A & LOHRAINE		11191 SW 9 PL	DAVIE FL 33324-4114
504107100500	PANKOW, PAWEL A 1/2 INT	SOTOMAYOR PANKOW, ELISA P	11110 SW 9 PL	DAVIE FL 33324
504107100450	PETRAITIS, TIMOTHY S		11080 SW 9 PL	DAVIE FL 33324-4109
504107100810	PETREKANICS, EVA		11111 SW 9 PL	DAVIE FL 33324-4114
504107100380	POUX, MARYSE		11041 SW 9 PL	DAVIE FL 33324
504107101600	PRESTON, VALERIE L		5722 S FLAMINGO RD, APT 203	COOPER CITY FL 33330-3206
504107101580	RADU, LAURENTIU A		1040 SW 110 TER	DAVIE FL 33324-4120
504107101310	RAZSI, RONALD C & WANDAL		1070 SW 111TH TER	DAVIE FL 33324-4125
504012030011	REALTY INCOME TRUST	% REXMERE LAKE VILLAGE MGMT INC	PO BOX 8960	RANCHO SANTA FE CA 92067
504107100780	REVAZ, ALICIA		11141 SW 9 PL	DAVIE FL 33324-4114
504107100360	RICHARDSON, PHILLIP & JILL D		11061 SW 9TH PL	DAVIE FL 33324-4111
504107100850	ROSENOW, MELODY J		11141 SW 10TH PL	DAVIE FL 33324-4115
504107100660	SALDARRIAGA, DORA E		961 SW 111 WAY	DAVIE FL 33324
504107100520	SATHER, ADELE		11130 SW 9TH PL	DAVIE FL 33324-4113
504107100400	SCALES, SHARON		11021 SW 9TH PL	DAVIE FL 33324-4111
504107105020	SCARBOROUGH HOME OWNERS ASSN		11050 SCARBOROUGH PL	DAVIE FL 33324-4101
504107100950	SCHWARTZ, RICHARD M & DIANE G		1101 SW 111TH WAY	DAVIE FL 33324-4134
504107100390	SILVERIO, MARK V 1/2 INT EA	SILVERIO, BRIAN M	11031 SW 9 PL	DAVIE FL 33324
504107100510	SOSA, LUIS E &	PEREZ SOSA, YARITZA	11120 SW 9 PL UNIT 51	DAVIE FL 33324-4113
504107100800	STOKES, FRANK B & DEANNA T		11121 SW 9 PL	DAVIE FL 33324-4114
504107100980	TWITTY, JAMES A		1131 SW 111TH WAY	DAVIE FL 33324-4134
504107100910	VELASCO, HAYDII		1041 SW 111TH WAY UNIT 91	DAVIE FL 33324-4132
504107100740	VETTER, JOSEPH & DEBORAH		11181 SW 9 PL UNIT 74	DAVIE FL 33324-4114
504107101450	WALLACE, MICHAEL		1130 SW 111 WAY	DAVIE FL 33324-4133
504107100550	WATSON, VIRGINIA F		900 SW 111 WAY	DAVIE FL 33324-4129
504107100590	WEINER, GLORIA V		960 SW 111TH WAY	DAVIE FL 33324-4129
504107100540	WEINER, MARK H & MICHELLE S		11150 SW 9TH PL	DAVIE FL 33324-4113
504107100790	WILKES, SCOTT H & WENDY E		11131 SW 9TH PL	DAVIE FL 33324-4114
504107100840	WOOLSEY, JONES S & AGNES M		11131 SW 10 PL	DAVIE FL 33324-4115
504107100600	ZAMORA, LUIS &	ZAMORA, MARIA C	970 SW 111 WAY	DAVIE FL 33324-4129

Ken Cohen, Acting Town Administrator

Mayor Tom Truex

Vice Mayor Lisa Hubert

Councilmember Mike Crowely

Councilmember Susan Starkey

Councilmember Judy Paul

District 1

District 2

District 3

District 4

FOLIO	NAME LINE	NAME LINE1	ADDRESS LI	ADDRESS 1
504107100650	ALCANTAR,DAVID & MARIA C		971 SW 111 WAY	DAVIE FL 33324-4130
504107100370	ALFARO,JOSE E & JEANNE D		11051 SW 9TH PL	DAVIE FL 33324-4111
504107090010	ALLIANCE RT LIMITED	PARTNERSHIP	200 E RANDOLPH DR STE 6900	CHICAGO IL 60601
504107101360	BEATTY,GARY L & PAULA S		1111 SW 111TH TER	DAVIE FL 33324-4128
504107100690	BENHAM,JACK E & DOROTHY MARIE		931 SW 111 WAY	DAVIE FL 33324-4130
504107101480	BENNETT,LISA LUSTEG 1/2 INT	HERDOCK,CAROL LUSTEG	1100 SW 111 WAY	DAVIE FL 33324
504107100880	BERRYMAN,MARC &	BERRYMAN,PAUL	11171 SW 10 PL	DAVIE FL 33324-4115
504107101660	BILLO,JACK & ASSUNTA		1051 SW 110TH TER	DAVIE FL 33324-4121
504107100830	BRODY,JONATHAN & MIRIAM		11121 SW 10 PL UNIT 83	DAVIE FL 33324-4115
504107101340	CADIEUX,MARCEA C		1040 SW 111TH TER	DAVIE FL 33324-4125
504107100780	CANIZALES,CARLOS R		11161 SW 9 PL	DAVIE FL 33324-4114
504107100820	CARDENAS,ADRIANA		11101 SW 9 PL	DAVIE FL 33324-4114
504107100620	CEDRO,TED M LEV TR	CEDRO,DANIEL TR	990 SW 111 WAY	DAVIE FL 33324-4129
504012000232	CENTRAL BROWARD WATER	CONTROL DISTRICT	8020 STIRLING RD	HOLLYWOOD FL 33024-8202
504107100530	CHANANIE,JUSTINA W		11140 SW 9 PL	DAVIE FL 33324-4113
504107105010	CHASE JOINT VENTURE		7300 N KENDALL DR	MIAMI FL 33156-7840
504107100610	CHERMARK,THOMAS & A LIV TR		980 SW 111 WAY	DAVIE FL 33324-4129
504107100350	CLARKE,DONALD T &	CLARKE,WENDY L	11071 SW 9 PL	DAVIE FL 33324-4111
504107100470	COOMBS,RICHARD & DEBORAH		11080 SW 9 PL	DAVIE FL 33324-4109
504107101300	COOPER,EDWARD BROADUS		6140 PINETREE DR	MIAMI BEACH FL 33140
504107100920	CROSSLEY,RYAN & AMY L		1051 SW 111 WAY	DAVIE FL 33324-4132
504107100580	DEALMEIDA,REGINALDO & ELAINE CPV		950 SW 111 WAY	DAVIE FL 33324-4129
504012400020	DEEM,C & MARILYN		2684 N DIXIE HWY	FORT LAUDERDALE FL 33334-3725
504107100430	FEEST,CAROL		11040 SW 9 PL	DAVIE FL 33324
504107100440	FIELDS,THOMAS G 1/2 INT EA	FAIFER,FIELDS,CLAUDINE	11050 SW 9 PL	DAVIE FL 33324-4109
504107101330	FIORAVANTI,MICHAEL J & DONNA M		8 ESTHER DR	HIGHLAND LAKES NJ 07422-1012
504107100900	FUMEFREDDO,ROBERT		1011 SW 111 WAY	DAVIE FL 33324-4132
504107101460	FOLTZ,JOHN KEVIN & E PATRICIA		1120 SW 111 WAY	DAVIE FL 33324
504107100670	FRANCIS,OSWALDO		951 SW 111 WAY	DAVIE FL 33324-4130
504107101360	FRIEDMAN,KATHY		1071 SW 111 TER	DAVIE FL 33324-4126
504107100490	GORDASH,ROBERT K & DEBORAH T		11100 SW 9 PL	DAVIE FL 33324-4113
504107100680	GREENBAUM,HOWARD & JILL A		941 SW 111TH WAY	DAVIE FL 33324-4130
504107101620	GRILLO SALVATORE & NANCY C	GRILLO,FAM REV TR	1000 SW 110 TER	DAVIE FL 33324-4120
504107100930	GRINOVERO,JOSE LUIS &	MORALES,MARIA E	1061 SW 111TH WAY UNIT 93	DAVIE FL 33324-4132
504107101350	GROST,MARTINE R		1061 SW 111 TER	DAVIE FL 33324-4126
504107100750	HAGUE,RAY & CARLA		1111 SW 111 WAY APT 96	DAVIE FL 33324-4134
504107100750	HEGGIE,MICHAEL		11171 SW 9 PL	DAVIE FL 33324-4114
504107101650	HILL,RITA G		1041 SW 110 TER	DAVIE FL 33324
504107100700	HOLCOMB,DAWN		921 SW 111 WAY	DAVIE FL 33324-4130
504107100870	HOLSCHAUER,HOWARD & SARA		11161 SW 10TH PL	DAVIE FL 33324-4115
504107101610	HOLZER,EMILY JANE 1/2 INT	HOLZER,JACQUELINE	1010 SW 110 TER	DAVIE FL 33324-4120
504107101390	IANNELLO,ROSE		1121 SW 111TH TER	DAVIE FL 33324-4128
504107100630	IENGO,MICHAEL P		991 SW 111 WAY	DAVIE FL 33324-4130
504107100860	KARWAN,LEE M		11151 SW 10TH PL	DAVIE FL 33324-4115
504107101590	KERR,COSETTA		1030 SW 110TH TER	DAVIE FL 33324-4120
504012410010	KONOVER & ASSOCIATES SOUTH INC		7000 W PALMETTO PARK RD STE 408	BOCA RATON FL 33433-3430
504107100460	KUHN,GERALDINE R 1/2 INT	AMATO,SHARON	11070 SW 9 PL	DAVIE FL 33324-4109
504107100890	LAWRENCE,GENE		1001 SW 111 WAY	DAVIE FL 33324-4132
504107100480	LEACH,MICHAEL S & EVIDIA		11090 SW 9 PL	DAVIE FL 33324-4109
504012400012	LEFTYS TAVERN & GRILLE INC		11300 STATE ROAD 84	DAVIE FL 33325
504107100710	LEONLONGATO,MARIO C & KARI		911 SW 111 WAY	DAVIE FL 33324-4130
504107101490	LESINSKI,KERRY HART		1070 SW 111 WAY	DAVIE FL 33324-4131

504107101670	LIDERT, MICHAEL T & ANA E			1061 SW 110TH TER	DAVIE FL 33324-4121
504107101640	LINDGREN, KAREN H			1011 SW 110 TER	DAVIE FL 33324-4121
504107101370	LODGE, JENNIFER			1101 SW 111TH TER	DAVIE FL 33324-4128
504107100770	LUCENTE, BRIAN A			1151 SW 9 PL	DAVIE FL 33324-4114
504107100720	LUZNEY, CATALINA			901 SW 111 WAY	DAVIE FL 33324-4130
504107100570	MALTZ, RITA			940 SW 111 WAY	DAVIE FL 33324-4129
504107100970	MARMOLINO, GIANFRANCO &			1121 SW 111 WAY	DAVIE FL 33324-4134
504107100640	MASHBURN, MATTHEW L & MELISSA D		MARMOLINO, ESTHER	981 SW 111 WAY	DAVIE FL 33324-4130
504107101320	MASSA, ANTHONY			119 FOX ROAD	HOLLYWOOD FL 33024-1341
504107101470	MCCOMAS, KENN A & MELISSA W			1110 SW 111 WAY	DAVIE FL 33317
504107101500	MONTES, JOSE & MIRELLA G DE			1060 SW 111TH WAY	DAVIE FL 33324-4131
504107100560	MOSCALY, LYNDIA W			910 SW 111 WAY	DAVIE FL 33324-4129
504107100410	MOYE, JAMES W & JOYCE T			11020 SW 9TH PL	DAVIE FL 33324-4109
504107100420	MOYE, JOYCE TIDERMAN			11030 SW 9 PL	DAVIE FL 33324-4109
504107100940	NORTHROP, MURIEL M 1/2 INT		NORTHROP, THOMAS RICHARD	1071 SW 111 WAY	DAVIE FL 33324-4132
504107101630	ORLOWSKI, DOROTHY 1/2 INT		ORLOWSKI, EDWARD A JR	1001 SW 110 TER	DAVIE FL 33324-4121
504107100730	PANELLA, LAWRENCE A & LORRAINE			11191 SW 9 PL	DAVIE FL 33324-4114
504107100500	PANKOW, PAWEL A 1/2 INT		SOTOMAYOR-PANKOW, ELISA P	1110 SW 9 PL	DAVIE FL 33324
504107100450	PETRAITIS, TIMOTHY S			11060 SW 9 PL	DAVIE FL 33324-4109
504107100810	PETREKANIGS, EVA			11111 SW 9 PL	DAVIE FL 33324-4114
504107100380	POUX, MARYSE			11041 SW 9 PL	DAVIE FL 33324
504107101600	PRESTON, VALERIE L			5722 S FLAMINGO RD APT 203	COOPER CITY FL 33330-3206
504107101580	RADU, LAURENTIU A			1040 SW 110 TER	DAVIE FL 33324-4120
504107101310	RAZSI, RONALD C & WANDA L			1070 SW 111TH TER	DAVIE FL 33324-4125
504012030011	REALTY INCOME TRUST		% REXMERE LAKE VILLAGE MGMT INC	PO BOX 8980	RANCHO SANTA FE CA 92067
504107100780	REVAZ, ALICIA			11141 SW 9 PL	DAVIE FL 33324-4114
504107100360	RICHARDSON, PHILLIP & JILL D			11061 SW 9TH PL	DAVIE FL 33324-4111
504107100850	ROSENOW, MELODY J			11141 SW 10TH PL	DAVIE FL 33324-4115
504107100660	SALDARRIAGA, DORA E			961 SW 111 WAY	DAVIE FL 33324
504107100620	SATHER, ADELE			11130 SW 9TH PL	DAVIE FL 33324-4113
504107100400	SCALES, SHARON			11021 SW 9TH PL	DAVIE FL 33324-4111
504107100520	SCARBOROUGH HOME OWNERS ASSN			11050 SCARBOROUGH PL	DAVIE FL 33324-4101
504107100950	SCHWARTZ, RICHARD M & DIANE G			1101 SW 111TH WAY	DAVIE FL 33324-4134
504107100390	SILVERIO, MARK V 1/2 INT EA		SILVERIO, BRIAN M	11031 SW 9 PL	DAVIE FL 33324
504107100510	SOSA, LUIS E &		PEREZ-SOSA, YARITZA	11120 SW 9 PL UNIT 51	DAVIE FL 33324-4113
504107100800	STOKES, FRANK B & DEANNA T			11121 SW 9 PL	DAVIE FL 33324-4114
504107100980	TWITTY, JAMES A			1131 SW 111TH WAY	DAVIE FL 33324-4134
504107100910	VELASCO, HAYDII			1041 SW 111TH WAY UNIT 91	DAVIE FL 33324-4132
504107100740	VETTER, JOSEPH & DEBORAH			11181 SW 9 PL UNIT 74	DAVIE FL 33324-4114
504107101450	WALLACE, MICHAEL			1130 SW 111 WAY	DAVIE FL 33324-4133
504107100550	WATSON, VIRGINIA F			900 SW 111 WAY	DAVIE FL 33324-4129
504107100590	WEINER, GLORIA V			960 SW 111TH WAY	DAVIE FL 33324-4129
504107100540	WEINER, MARK H & MICHELLE S			11150 SW 9TH PL	DAVIE FL 33324-4113
504107100790	WILKES, SCOTT H & WENDY E			11131 SW 9TH PL	DAVIE FL 33324-4114
504107100840	WOOLSEY, JONES S & AGNES M			11131 SW 10 PL	DAVIE FL 33324-4115
504107100600	ZAMORA, LUIS &		ZAMORA, MARIA C	970 SW 111 WAY	DAVIE FL 33324-4129

Ken Cohen, Acting Town Administrator

Mayor Tom Truex

Vice Mayor Lisa Hubert

Councilmember Mike Crowley

Councilmember Susan Starkey

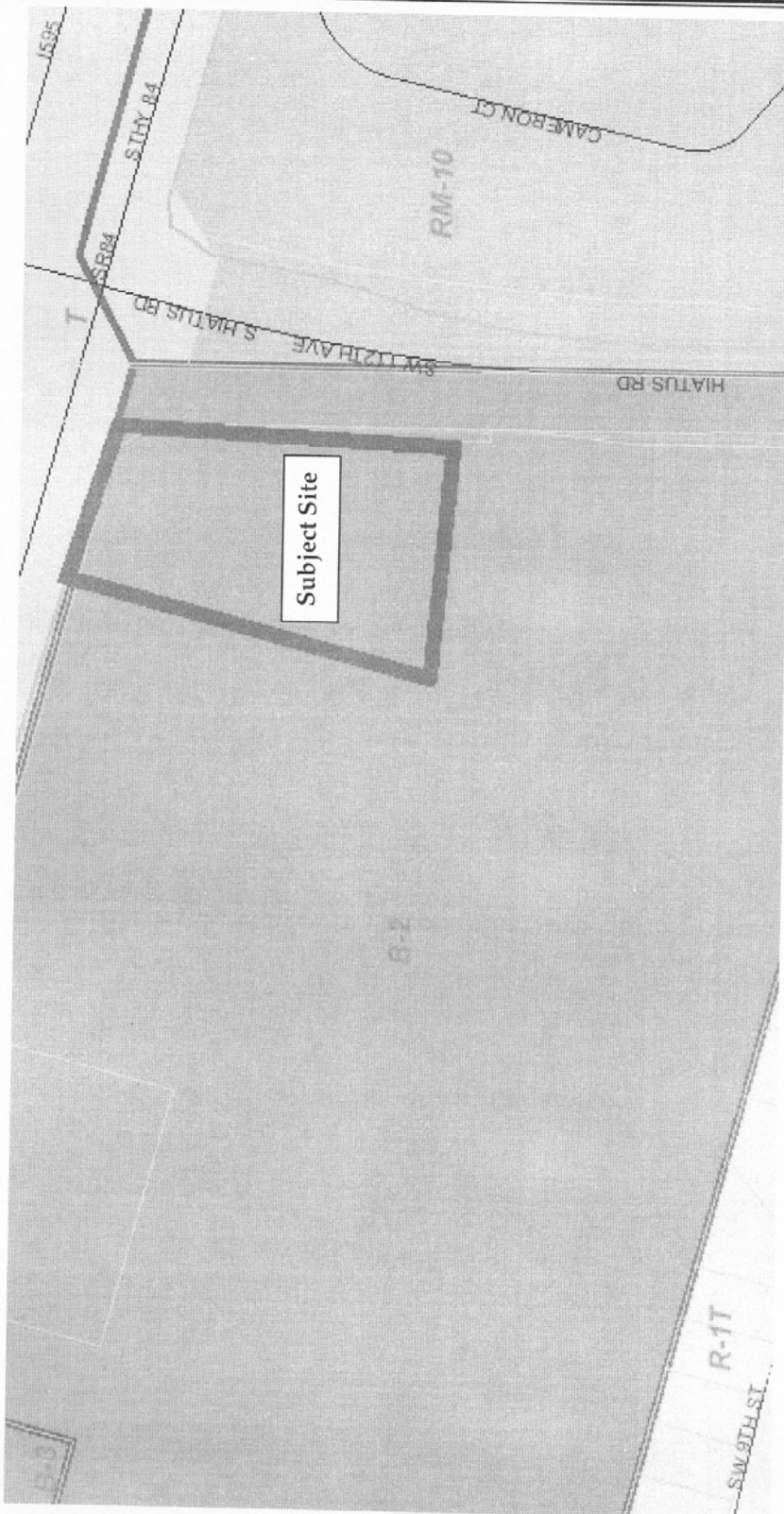
Councilmember Judy Paul

District 1

District 2

District 3

District 4



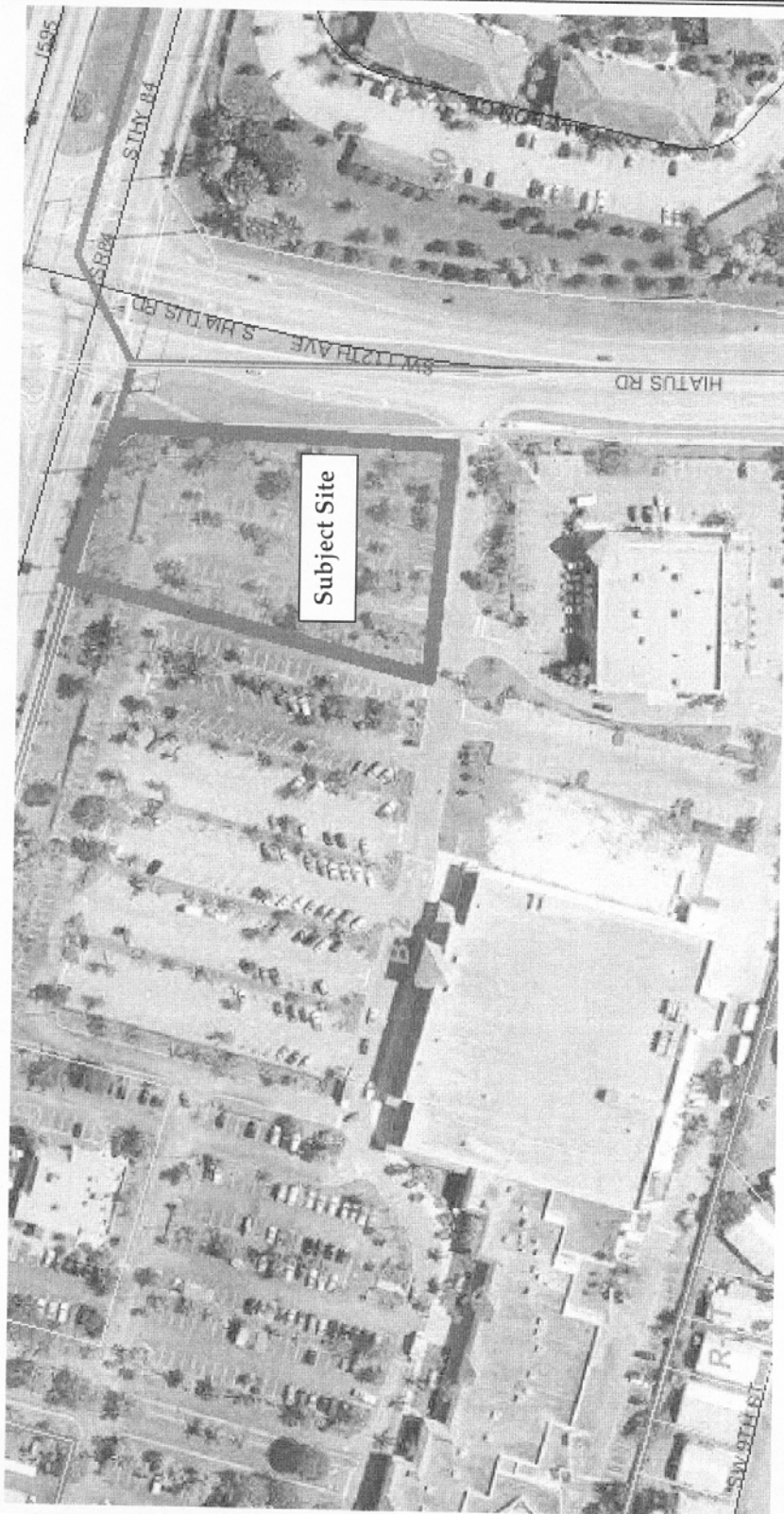
The Town of Davie
Development Services Department
Planning and Zoning Division

Scale: N.T.S.



Site Plan Application
SP 4-10-05, Hollywood Video/Wendy's
Future Land Use Plan Map

Prepared By: C.M.G.
Date Prepared: 1/20/06



Subject Site



Scale: N.T.S.

The Town of Davie
Development Services Department
Planning and Zoning Division



Site Plan Application
SP 4-10-05, Hollywood Video/Wendy's
Aerial, Zoning, Subject Site Map

Prepared By: C.M.G.
Date Prepared: 1/20/06

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